



FOR SALE

50 Broadway, Merriott, TA16 5QG

£335,000



ORCHARDS
ESTATES

Surprisingly spacious inside, this detached home provides an excellent location and comes with a beautifully thought-out garden, driveway, garage and home office. It is understood that the current owners are only the 3rd family to reside in this home since it was built in 1942 and relocation due to work is the only reason they are moving (as per the original deeds and plans which are available). The normally used entrance is through the side door and external porch into the spacious kitchen/diner with space for a large central table and two additional storage cupboards (one houses the boiler, the other works very well as a pantry). A hallway with storage then opens to the sitting room with a set of patio doors opening to the conservatory. The ground floor is completed with an entrance hallway with main front door, downstairs WC and stairs to the first floor. The upper floor contains the 3 bedrooms, the master with triple aspect windows and the shower room. Well worth a visit if you are looking for living space when downsizing or personal space for a family.

£335,000



LOCATION

Merriott is an historic village with a vibrant local community, offering something for all ages. The village has an excellent range of local services including a Budgens, petrol station with post office, the Feed Station Cafe, the Kings Arms with skittle alley, pharmacy, church, recreation ground, outdoor bowls club and both first school and pre-schools. Nearby Crewkerne, with a range of shops including a Waitrose Supermarket and mainline train station, is two miles away. Yeovil is only 7 miles away and offers a full range of high street shops and leisure activities. Originally based around three roads surrounding a large area of farmland, Merriott offers a wealth of footpaths, ideal for dog walking, through the heart of the village or in the beautiful surrounding countryside. The village lies four miles south of the A303 trunk road from London to Exeter and 16 miles east of the M5 at Taunton. A main line railway station for the London, Waterloo to Exeter line is at Crewkerne with trains leaving every hour.

Approach Set off the junction from Broadway to Hitchen, this home is very centrally located with numerous amenities close by. You have pedestrian entrance through the exterior stone walls which leads through a path and the mature shrubbery to the front door. From the vehicle access off Hitchen, double gates provide access to the parking area which is wide enough for two vehicles and is located beside the entrance to the kitchen.

Ground Floor The kitchen is accessed from an external timber porch which provides cover and somewhere to hang coats and shoes. Once in the kitchen, you are drawn to the space and light on offer as the kitchen is spacious and practical with lots of storage and work surfaces. To the rear of the kitchen is a pantry cupboard and beside that is the cupboard housing the boiler. From the kitchen you walk through to the sitting room passing a large storage area on

your left and low-level window on your right. The living room itself is cosy with a wood burner installed recently and a side window with double glazed French doors opening to the conservatory. Finally, the ground floor benefits from the main entrance into the reception hallway with hanging and space for shoes. The owners installed a very practical downstairs WC.

First Floor Split level stairs lead from the ground floor to the landing with a half-height window on the stair. The landing splits to two sides. On the left the first door is to the smallest room which would work as an infant or single occupant room. The principal bedroom is then at the end of the hallway and is generous in proportion with the added benefit of having windows on 3 of the walls. Back at the top of the stairs, turning right brings you to the 2nd bedroom, this is a large double and the family bathroom. Opposite the 2nd bedroom is the airing cupboard, offering lots of storage.

Parking & Garage A set of double gates provide access to the parking area which is wide enough for two vehicles to park side by side. The garage is accessed through and up and over door and comes with electric and light.

Workshop/Home Office The current owners upgraded this space with double glazed windows and insulation to create a stand alone home office with a nice outlook over the garden.

Garden The garden has a really nice feel and has been well thought out in terms of utilising the space on offer to create several zones which can be enjoyed at various times of the day. Central lawn area with path is surrounded by a wide variety of established plants with year-round interest, and even better, it has been designed to be maintained with minimal fuss. There is also lean to storage at the side of the house, currently used as a wood store, but could be used as a potting shed.



Material Information

- Freehold Property.
- Council Tax Band: D.
- EPC Rating: D.
- Mains Gas, Drainage, Water and Electricity.
- Gas Fired Combi Boiler.
- Flood Zone 1: Land within flood zone 1 has a low probability of flooding from rivers and the sea.



Directions

Very easy to find, from Broadway turn into Hitchin and this is the first property on your right, the gates will be open for you to park.

<https://w3w.co/post.kindest.scaffold>



Approximate total area⁽¹⁾
125.61 m²
1352.02 ft²

Reduced headroom
1.5 m²
16.14 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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